



*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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**SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	SUP #2019-0003
Approved by Planning and Zoning:	April 10, 2019
Permission is hereby granted to:	Dutpiz, Inc.
to use the premises located at:	1504 B Mount Vernon Avenue
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

April 10, 2019  
Date

  
Karl Moritz, Director  
Department of Planning and Zoning

DATE: April 10, 2019

TO: Tony LaColla, Division Chief  
Department of Planning and Zoning

FROM: Cara DelVecchio, Non-development Case Unit Intern, Land Use Services  
Department of Planning and Zoning

SUBJECT: Special Use Permit #2019-0003  
Administrative Review for Special Use Permit for a Minor Amendment and  
Change of Ownership  
Site Use: Restaurant  
Applicant: Dutpiz, Inc  
Location: 1504 B Mount Vernon Avenue  
Zone: CL/Commercial Low

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### **Request**

Special Use Permit #2019-0003 is a request to change ownership of an existing restaurant, known as Sicilian Pizza, from Kenan Yavuz to Dutpiz, Inc. The applicant also requests approval for the on-premises sale of alcohol and an increase in the number of indoor seats from eight to 15. The applicant would operate a quick service restaurant with counter-service, carry-out, and delivery options specializing in Italian food such as pizzas and calzones.

### **Background**

The tenant space addressed as 1504 A & B was historically developed as retail space. Sicilian Pizza began operating there in 2016 and the space was vacant the year prior.

### **Parking**

Section 8-200(A)(17)(a) of the Zoning Ordinance requires restaurants to provide one parking space for 1,000 square feet of space. With approximately 2,000 square feet, the applicant is required to provide two parking spaces in addition to two parking spaces for delivery vehicles. The applicant has the dedicated use of four off-street parking spaces located in the surface parking lot behind the building.

### **Community Outreach**

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. In addition, the Del Ray Citizens Association, Rosemont Citizens Association, and North Ridge Citizens Association were notified. The Del Ray Citizens Association's Land Use Committee has submitted a letter of support for the SUP request and has asked that staff work with the property owner to screen trash receptacles and monitor the overflow of trash for the buildings' tenants.

**Staff Action**

Staff supports the change of ownership and minor amendment and views it as a reasonable request. Staff believes that the minor amendment for additional seating and the sale of on-premises alcohol is consistent with other nearby restaurants and will allow the business to modestly expand its operation. Minor changes have been made to existing condition language and new conditions have been added in this report for consistency with modern standards. Conditions #5 and #7 have been amended to reflect the request of the sale of alcohol and additional seating. Conditions #17, and #19 have been deleted and replaced with Conditions #26 and #27 to reflect the updated Go Alex transportation program.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:**

Date: April 10, 2019  
Action: Approved



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Tony LaColla, Division Chief

Attachments: 1) Special Use Permit Conditions  
2) Department Comments  
3) Statement of Consent

### CONDITIONS OF SPECIAL USE PERMIT #2019-0003

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2016-0030)
2. The dine-in and carry-out hours of operation shall be limited to between 11 a.m. and 12 midnight, daily. Delivery service shall be allowed to operate until 1 a.m., daily. Meals ordered before the closing hour may be served or delivered, but no new patrons may be admitted or orders placed, and all patrons must leave by one hour after closing hour. (P&Z) (SUP#2016-0030)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z) (SUP#2016-0030)
4. Not more than two delivery vehicles used to deliver food and beverages to customers shall operate from the restaurant at any one time. The applicant must park the delivery vehicles in an off-street parking space when located in the vicinity of the restaurant. (P&Z) (SUP#2016-0030)
5. **CONDITION AMENDED BY STAFF:** The maximum number of indoor seats shall be 8 15. (P&Z) (SUP#2016-0030)
6. Live entertainment is not permitted. (P&Z) (SUP#2016-0030)
7. **CONDITION AMENDED BY STAFF:** ~~No alcohol sales are permitted~~ On-premises alcohol sales shall be permitted. (P&Z) (SUP#2016-0030)
8. **CONDITION AMENDED BY STAFF:** No food, beverages, or other material shall be stored outside, with the exception of materials specified in other conditions. (P&Z) (SUP#2016-0030)
9. **CONDITION AMENDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. The applicant shall require employees to be sensitive to noise affecting residents (i.e. during shift changes, activity after 11 p.m., and other outdoor activities in which unreasonable noise may carry and disrupt nearby residences). (P&Z) (SUP#2016-0030)
10. **CONDITION AMENDED BY STAFF:** Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of the containers. Outdoor containers shall be maintained to

the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services, including replacing damaged lids and replacing/repairing damaged dumpsters. (P&Z) (SUP#2016-0030)

11. Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue or wash water be washed into the streets, alleys or storm sewers. (T&ES) (SUP#2016-0030)
12. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES) (SUP#2016-0030)
13. All waste products including, but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state, and federal ordinances or regulations. (T&ES) (SUP#2016-0030)
14. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (T&ES) (SUP#2016-0030)
15. **CONDITION AMENDED BY STAFF:** The use must comply with the City's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building and, no amplified sounds shall be audible at the property line. (T&ES) (SUP#2016-0030)
16. The applicant shall require its employees who drive to use off-street parking. (T&ES) (SUP#2016-0030)
17. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #26:**  
~~The applicant shall encourage its employees to use public transportation to travel to and from work. Within 60 days of SUP approval, the business shall contact local Motion at 703-746-4686 for information on establishing an employee transportation benefits program. (T&ES) (SUP#2016-0030)~~
18. The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the Del Ray Parking Study. (T&ES) (SUP#2016-0030)
19. **CONDITION DELETED BY STAFF AND REPLACED WITH CONDITION #27:**  
~~The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at 703-746-4686 or [www.alexandriava.gov/LocalMotion](http://www.alexandriava.gov/LocalMotion) for more information about available resources. (T&ES) (SUP#2016-0030)~~

20. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES) (SUP#2016-0030)
21. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community, (b) the Director has received a request from any person to docket the permit for review at the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (SUP#2016-0030)
22. **CONDITION ADDED BY STAFF:** All windows shall remain transparent. The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage. (P&Z)
23. **CONDITION ADDED BY STAFF:** Exterior power washing of the building shall not be completed using any kind of detergents. (P&Z)
24. **CONDITION ADDED BY STAFF:** Chemicals, detergents or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
25. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung (a secure stopper that seals the drum) when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z)
26. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for information on establishing an employee transportation benefits program. (P&Z)
27. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at [goalex@alexandriava.gov](mailto:goalex@alexandriava.gov) for more information about available resources. (P&Z)

## CITY DEPARTMENT COMMENTS

Legend: C - code requirement   R - recommendation   S - suggestion   F - finding

### Transportation & Environmental Services:

No comments received.

### Code Enforcement:

No comments received.

### Health Department:

No comments received.

### Parks and Recreation:

No comments received.

### Police Department:

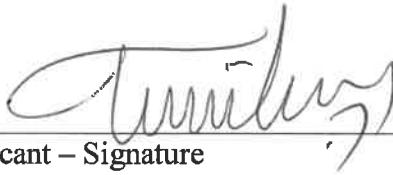
No comments received.

### Fire:

No comments received.

## STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2019-0003. The undersigned also hereby agrees to obtain all applicable licenses and permits required for a restaurant at 1504 B Mount Vernon Avenue.

  
Applicant – Signature

4.15.19  
Date

Uzey Tivik  
Applicant – Printed

4.15.19  
Date